140.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,043,500 / 1,043,500
					USE VALUE:	1,043,500 / 1,043,500
					ASSESSED:	1,043,500 / 1,043,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANDOUVERES MARIA--TRUSTEE
Owner 2:	BANDOUVERES FAMILY TRUST
Owner 3:	
Street 1:	39 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,824 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3124 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4824.000	591,700		451,800	1,043,500
Total Card	0.111	591,700		451,800	1,043,500
Total Parcel	0.111	591,700		451,800	1,043,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.03 | /Parcel: 334.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	591,900	0	4,824.	451,800	1,043,700	1,043,700	Year End Roll	12/18/2019
2019	104	FV	435,200	0	4,824.	423,500	858,700	858,700	Year End Roll	1/3/2019
2018	104	FV	435,200	0	4,824.	350,100	785,300	785,300	Year End Roll	12/20/2017
2017	104	FV	407,900	0	4,824.	321,900	729,800	729,800	Year End Roll	1/3/2017
2016	104	FV	407,900	0	4,824.	293,700	701,600	701,600	Year End	1/4/2016
2015	104	FV	363,000	0	4,824.	288,000	651,000	651,000	Year End Roll	12/11/2014
2014	104	FV	363,000	0	4,824.	267,700	630,700	630,700	Year End Roll	12/16/2013
2013	104	FV	377,800	0	4,824.	254,700	632,500	632,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10810

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21158-439		5/1/1991		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/1992	517	Manual	13,200					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4824		Sq. Ft.	Site		0	80.	1.17	9									451,777						451,800	

Total AC/HA: 0.11074 | Total SF/SM: 4824 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 451,777 | Spl Credit | Total: 451,800

PRINT

Date	Time
12/11/20	01:04:27

LAST REV

Date	Time
01/17/18	08:06:45

ekelly

User Acct

89870

GIS Ref

GIS Ref

Insp Date

12/15/17

!10810!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	89870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01867974
Const Adj.:	0.98000199
Adj $ / SQ:	169.712
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	726950
Depreciation:	135213
Depreciated Total:	591737

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	4	2	
Totals			
2	9	5	

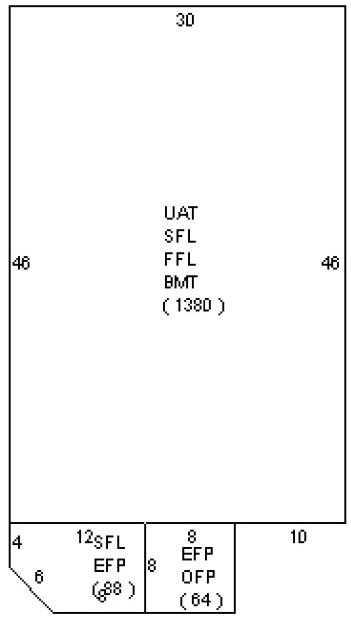
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.71
Special Features:	0	Val/Su Net:	123.55
Final Total:	591700	Val/Su SzAd	207.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,468	169.710	249,138
BMT	Basement	1,380	50.910	70,261
FFL	First Floor	1,380	169.710	234,203
UAT	Upper Attic	345	108.620	37,472
EFP	Enclos Porch	152	44.230	6,723
OFP	Open Porch	64	41.440	2,652

Net Sketched Area:	4,789			Total:	600,449
Size Ad	2848	Gross Are	5824	FinArea	3124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	